



Land Use Report to Shelby County

From

The Indiana Land Use Consortium

With Support From

The Indiana Land Resources Council

October 26, 2004

Table of Contents

Vision Statement	3
Introduction to Process	4
Initiative Goals	
Timeline	
Roundtable Agenda Template	5
Report	
Strengths and Opportunities	6
Concerns	
Recommendations	7

Appendix A – Consortium Mission and Land Use Principles

Appendix B – Roundtable Notes

Appendix C – Participants

Shelby County Vision

Shelby County's population and land are its greatest assets. Our vision is to advance the quality of life for all residents in Shelby County. To achieve this vision we must:

- Recognize diversity in all aspects of our community by promoting the benefits of our differences
- Plan for balanced growth by anticipating the changing needs of our community
- Preserve and enhance the character of our community by exercising responsible stewardship of community assets
- Retain a sense of place by maintaining our unique community identity
- Embrace innovation by providing a foundation for new ideas
- Encourage excellence in government by supporting citizen participation

Together we will work towards creating a living environment surpassed by no other community.



Indiana Land Use Consortium

Introduction

The Indiana Land Use Consortium (ILUC) technical assistance program brings the varied expertise and experience of ILUC members to local communities. Typically, these projects involve the identification of successful land use practices and needs/gaps within each community. The ILUC resource team then helps the county locate or develop the tools to fill the gaps. Shelby County is the third county to participate.

Stakeholder input from throughout the county is a critical element of the program. Based on discussions with Shelby County leaders and observations from a series of five community forums held between April and June 2004. The Indiana Land Use Consortium provides the following report to Shelby County. The timeline, agenda, and forum notes (Appendix B) provide a basis for this report.

Goals

The primary goals of this process were to;

- 1) Identify the significant land use issues for Shelby County and to utilize the resources of the ILUC to analyze a selected set of those issues, and;
- 2) Work with the Shelby County Advisory Committee to identify shared values and create a Vision Statement

Timeline of Activities

January 21, 2004	Initial meeting to discuss possible visioning process
February 17, 2004	Meeting of Ad Hoc Advisory Committee at Extension Office
March 16, 2004	Meeting of Ad Hoc Advisory Committee at Extension Office
April 13, 2004	Lunch meeting to make final decisions for Shelbyville and Morristown Forums
April 17, 2004	Community Forum in Morristown
April 27, 2004	Community Forum in Shelbyville
May 17, 2004	Meeting of Ad Hoc Advisory Committee at Extension Office
June 16, 2004	Community Forum at Triton Central High School
June 17, 2004	ILUC meeting, discussion of Forum results
June 17, 2004	Community Forum at Waldron High School
June 29, 2004	Community Forum at Southwestern High School
July 13, 2004	Meeting of Ad Hoc Advisory Committee at Farm Bureau Office
July 22, 2004	Representatives from ILUC meet at Farm Bureau office to discuss input with Steering Committee
August 19, 2004	ILUC meets to discuss draft report for Shelby County
August 31, 2004	Draft Report presented to Shelby County
September 9, 2004	Vision Committee Meeting at Purdue Extension Office
September 28, 2004	Vision Committee Meeting at Purdue Extension Office
October 26, 2004	Draft Vision Statement presented to Steering Committee

Below is the agenda template used in Morristown and Shelbyville. Evening sessions used the public input process without the “State of Shelby County Reports”.

Shelby County Community Forum “Land Use and Our Future: Creating a Shared Vision” Tuesday, April 27th Occasions Restaurant in Shelbyville	
8:30	Registration
9:00	Welcome/Overview – Doug Warnecke, Shelby County Commissioner Goal: Citizen and stakeholder input to identify local priorities, leading to the creation of a shared vision of Shelby County.
9:10	Opening Comments/Review Agenda/Introduce Process – Joe Tutterrow, Indiana Land Resources Council
9:20	State of Shelby County Reports Parks/Recreation - Physical Layout of County Overview – Joe Tutterrow County-level GIS Status – Jim Brown, Shelby County Soils, Water, Drainage – Chuck Zelek, NRCS Agriculture – Scott Gabbard, Purdue Health – Robert Lewis, Shelby County Health Department Shelby County Fiscal Data – Katrina Hall, IN Farm Bureau Economic Development – Dan Theobald, Shelby County Development Corporation Status of Planning in Shelby County Shelbyville – Tom DeBaun Morristown – Dave Benefiel Shelby County – Mark Mills Transportation – Tom Debaun, Mark Mills, Duane Myer (INDOT) Transportation – Mark Mills and Tom DeBaun Utilities Update Population/Income/Education – John Jameson, Eastern Shelby Eastern Schools; Joe Tutterrow (ILRC) Housing - Nancy Smith (MIBOR)
12:00	Lunch
1:00	Introduce Public Input Process – Joe Tutterrow <ul style="list-style-type: none"> • Process vs. Content • Definition of Roles • Table Group Process (Ground rules, Flipcharts, Table Recorder, Table Reporter)
1:15	Break Into Working Groups (Tables)-Identify Strengths, Challenges, Opportunities, Threats, and a Vision Elements
3:30	Group Reports and Summary
4:00	Adjourn

INDIANA LAND USE CONSORTIUM ANALYSIS

Based on discussions at the June and August meetings of the Indiana Land Use Consortium and feedback received at a meeting in July with the Shelby County Advisory Committee, ILUC offers the following observations and recommendations.

Shelby County Strengths/Opportunities

Shelby County has a number of assets that serve as a strong foundation for undertaking a planning process based on the following observations.

- There is a great deal of energy and support for this initiative.
- There is a strong sense of community throughout the county.
- This process has a committed leader (Doug Warnecke).
- There is growing cooperation among jurisdictions.
- The Shelbyville Comprehensive Plan was recently updated and offers a good model for success.
- There is growing recognition of the value of and need for planning.
- The county is blessed with high quality natural resources such as the Flat Rock and Blue Rivers and Sugar Creek/Driftwood River.
- The county has a strong agricultural history.
- Conservation practices seem to be embraced.
- Proximity to Indianapolis and Cincinnati is advantageous.
- Almost ten years have passed since completion of the previous comprehensive plan, making it ripe for an update.

Concerns facing Shelby County

As with any planning process, there are a number of concerns that need to be addressed. Recognizing these obstacles and addressing them through careful crafting of the overall planning and public participation processes will increase the likelihood of a successful process and plan.

- Bad feelings remain about the most recent county planning process.
- The steering committee is rather large.
- Support from a single leader is not enough, there must be recognition and commitment from leadership at all levels to engage and implement; the county must still build the “critical mass” of leadership.
- Drinking water, sewage, and stormwater/drainage issues must be addressed.
- The diversity of interests regarding rural vs. urban and city vs. county will present ongoing challenges.
- Population loss, particularly as related to loss of funding for rural school districts, will be an obstacle.
- The 20-acre rule needs to be re-evaluated
- Disagreement about priorities will result in challenges to create and implement an updated plan.
- Diversity of feeling about growth/development vs. status quo (many like it “just the way it is”) is a constant battle.

- There is disagreement regarding the areas that are appropriate for development.
- The planning process is beginning prior to the resolution of three current INDOT studies that may result in new or upgraded highway infrastructure and are likely to have a dramatic impact on planning in the county.
 1. Upgrade of SR 9
 2. Outer Belt (Central Indiana Transportation Mobility Study)
 3. North-South Mobility Corridor

Recommendations for Shelby County

Recognizing that many of these issues are not unique to Shelby County, members of the Indiana Land Use Consortium offer the following recommendations.

- It is important to use the visioning process facilitated by the ILUC as a starting point for the comprehensive plan process/update and continually keep the public engaged.
- It is critical that the county continue to seek widespread, meaningful public input as the planning process progresses. The plan should include all jurisdictions and perspectives.
- Choose a public participation process that will allow Shelby County to engender meaningful discussion/dialogue (i.e. Kettering Model of Public Forums) about the tough issues.
- Build on the strengths of the previous planning effort, identify the gaps and make those high priorities.
- Many of the issues identified through this process are not solely land use issues, including economic and infrastructure development issues. The county may want to consider requesting sub-plans as part of its Request for Proposals for the comprehensive plan.
- The planning process should begin by establishing a common base of knowledge among process participants. Bringing information to emotional issues can help to defuse potential conflict and improve the likely success of decision-making.
- Given that transportation elements are often outside the county's "circle of influence", it is important to stay abreast of developments concerning INDOT studies and integrate where possible. The county may want to develop a generalized transportation plan now and budget for specific studies to address the land use impacts of the proposed projects.
- Focus groups or sub-committees could be formed and used as part of the steering committee structure and function.
- Enter the process with "eyes wide open" regarding the politics, special interests and emotional aspects of this process, but don't be deterred in the long-term importance of the effort.
- It will be critical to build political support around the planning effort. That will require a commitment on the part of local officials to work through some very difficult issues.
- Consider formalizing a city/county function (Partnership/Collaboration/Standing Committee...the name isn't as important as the function) that meets on a regular basis.

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Appendix A

Indiana Land Use Consortium

Mission
and
Principles

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The mission of the Indiana Land Use Consortium (ILUC) is to serve as a catalyst for education and a forum for discussion to foster responsible land use decisions and practices in Indiana. Members of the Consortium include representatives from various business, development, government, and education interests in Indiana.

Land Use Principles

Land use is a complex issue that is critical to the long-term prosperity of the people and communities of Indiana. We, the Indiana Land Use Consortium, believe in and offer the following general and substantive principles to guide Indiana communities in addressing land-use issues. They are offered as a whole and should not be taken out of the context of that whole; land-use decisions must strike a balance among these important, and potentially conflicting, values.

General Principles

- Growth is necessary for the prosperity of the state;
- The national economy is market-based and planning should continue to respect the choices made by individuals and the community;
- It is important to foster the human diversity that has characterized our nation's history;
- Land use decisions must be approached in a holistic manner that considers its many consequences and interactions;
- Long-term planning is a necessary component to manage land-use in Indiana effectively; and
- The effective resolution of land-use issues requires balancing many interests.

Substantive Principles

- Protect natural areas, such as wetlands, wildlife habitats, lakes, woodlands, and open spaces.
- Protect economically productive natural resource-based systems, such as agricultural lands, forests, surface and groundwater resources, and mineral resources.
- Preserve cultural, historic, and archeological sites.
- Build community identity and sense of place.
- Preserve and enhance unique urban, suburban, and rural communities
- Encourage cooperation and coordination among nearby units of government and local schools.
- Provide integrated and efficient systems for education, recreation, multi-modal transportation, and other public services.
- Promote redevelopment of land with existing infrastructure and public services.
- Promote maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Promote efficient land use development patterns and densities.
- Promote equitable and efficient allocation of public resources.
- Provide infrastructure, services, and developable land that address market demand for residential, commercial, and industrial uses.
- Ensure an adequate and diverse supply of housing for all income levels within the community.
- Promote stabilization and expansion of the economic base and job creation.

- Balance individual property rights with community interests and goals.
- Encourage neighborhood designs that support a range of lifestyle choices.
- Promote development that serves the needs of a diverse population.

Appendix B

Forum Notes

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Morristown Session

Facilitators: Rose Scovel/Joe Tutterrow

Strengths

- Previous development has left
- Clean slate for new development
 - Strong potential for economic development
- Chambers are involved-strong
- Airport strong & moving forward
- Governments cooperate
 - Not fragmented; few jurisdictions
- Good rail/transportation corridors
- Good utility network
- Location
 - Interstate
 - Proximity to Indy/Cincy
- Broad range of industry & ag – balance
- Capacity in school system (county schools)
- Strong labor force to pull from
- Retention of rural landscape
- Horse track
- Unified economic development group
 - SEDC – countywide...trying to entice housing developers
- Great fiber utility network – GIS
- City/town/county cooperation improving
- Education/training (post-secondary)
- Active solid waste district
- Excellent aquifers
- Large ag land base & ag industry
- Affordable housing (fixer-up market)
- Reasonable AV – something to work with
- Good law enforcement & fire protection
- Good volunteer base – especially children
- Able to raise charitable donations – generous
- Japanese companies stable (diversity in workforce)
- Quality of Life – low crime, good place to live
- Hospital is good
- Good roads (county and city)

Weaknesses

- Variety/diversity of housing (cost/type/choice)
 - Need for low income; middle income; executive housing
- “Backwater” image (external & internal image)
- Budget crisis in government (local-state-schools)
- Population fears change; against spending (public)
- Mindset that doesn’t want housing (don’t contribute to tax base) & only wants housing in urban areas
- Lack water/sewer (sewage management) in rural areas
- 20-acre rule
- Drainage is poor
- Non-attainment (air)
- Large area of floodplain-not suitable for development
- Population density drives ability to provide utilities-lack of pop density
- 5-acre rule was a real problem-continues to be a problem (consequences)
- Dubious land use practices
- Best building sites already developed
- 20-acre rule encourages development in wooded areas
- Should just be common sense where you build – not a function of size
- School promotion/marketing – perception that schools aren’t good
- Marketing as a whole is poor – economic development; publicity
- Large # of free lunch qualified people, etc. in Shelbyville – need more social statistics
- Low wage employment in the county
- Lack local self-promotion – need to overcome “Shelbytucky” syndrome
- Lack recreation opportunities
- Lack retail, restaurants, arts, culture, hotels
- Lack public transportation
- Local “brain drain”

Opportunities

- Growth around horse track
- Tech park (certified)
- London Road and Pleasant View Exits
- 52 & west of Blue River (Hanover Twp.) – sewer
- Lifelong learning opportunities
- 74 reconstruction between Shelby County and Indianapolis
- Upgrade of exit from I-465 to I-74
- Road improvements
 - SR 44 improvement
 - 500 East
 - Southeast collector
 - Lee Blvd. Extension
 - 1100 N improvement (Morristown)
- SHARES Corp. – employ disabled (similar to Noble Industries)
- Increased agribusiness
 - Family
 - Corporate
- Industrial park capacity (northern part) – already zoned
- Fiber infrastructure
- Government responsiveness (at least in north) & Shelbyville
- Opportunity to guide growth & “be ahead of it”
- Good information available now – need to keep it up
- Marketing plan – targeted industry; difference between Morristown & Shelbyville
- More housing in \$160 - \$220 K range
 - Which comes first...housing or business?
- Balance, plan, vision
- Life science initiative (local) – IntelliPlex
- Public awareness of the need for long-range planning – general public
- Hispanic workforce
- MPOs: access to more \$
- Enjoy autonomy even though a “donut” county, have advantages
- Have everything a corporation would want
- Morristown impacted by Hancock County (relationships with Greenfield)
 - Also Rushville, know what’s going on
- Southern county impacted by I-65, Bartholomew County & Columbus

Threats

- Not enough investors to buy homes people have lost
- Rising interest rates
- Reliance on few large or single employers
- Regional alliances (north vs south)
- Companies don't always bring \$ (tax abatement, TIF) but housing could be positive (workers from elsewhere)
- Buying habits (retail leakage – business supplier leakage) – “Wal-marting” of America
- School staffing/training for non-English population (Hispanic)
- Mindset of residents
 - Unwilling to change
 - No-growth
 - Need to educate people about consequences – economics at work
- Uncertainty of commodity supports/subsidies
 - 60% of ag land in flux
 - Owners only hold 40% of what they farm
 - Aging farmers
- 20-acres rule keeps kids from wanting to / being able to stay in county – not enough to reserve 20 acres per house (for each kid)
- Legacy issues – future generations have a place to be
- Nave no control over regional/state/international economy
- Retention areas bring Canada Geese
- Rural/Urban conflicts – habitat/wildlife
- Development “running out” deer – causing problems
- Transition issues (ag / housing)
- Lack of county drainage plan – lack funding for drain maintenance
- County is part of two MPOs

Parking Lot

Need data for:

- Human Services
- Health
- Crime/domestic

Bears of Blue River Trail (Boy Scouts)

- Need to research history

Lifelong learning

Need to learn about:

- Flood protection rating
- Credit/bond rating

Preserving farmland (whole other issue & meeting)

- Comprehensive Plan focus
- Economic
- Emotional

Shelby County Vision Elements – Morristown Session

Visioning question

Name two things you would like to see in Shelby County in 20 years? (No obstacles or limitations)

- More tax base! To help pay for better living in Shelby County
- Capitalization of greenspace and farm fields where Indy Metro views or a “bread basket of Indy” and pay to consumers its good and view its resources.
- Small town or rural atmosphere, not just an extension of Indianapolis.
- Structured planned development.
- Balanced growth – Identified growth areas and identified rural preservation areas with sound implementation tools.
- County-wide water and sewage districts.
- Overabundance of skilled and professional jobs that allow our educated children the opportunity to come home if they wish.
- Truck by-pass for Morristown
- Better complete medical facility in Morristown
- Growth/development with Randell Arent style residential developments housing middle to upper-middle income people who live, work, and play right here in Shelby County
- More organized and placed fire/emergency protection rather than township to township some located a couple miles apart – only volunteer manned.
- Jobs to keep our kids in our county and better wages for jobs.
- River boat
- I-74 Corridor loaded with retail/small businesses.
- Open space
- More industry
- Morristown truck by-pass
- Thriving airport with surrounding businesses
- Contiguous development
- Blue River walk/trail from Hancock to West county line
- Balanced residential/agricultural/commercial and industrial growth
- Retail return to Shelbyville and Morristown because more people move into the county with an upper-middle income and house.
- City-county merger (mini-Unigov). Why not? Save big \$.
- I would like to see 100% of the county tied in with sewer and water.
- I would like to see development zones that can maintain separation between rural-retail-industrial and agricultural uses.

Shelbyville Session

Facilitator/Recorder

Group 1 - Bob McCormick & Paulette Vandegriff Richardson

Group 2 - Eric Myers/Darren Jaynes

Strengths – Group 1

- New park.
- Planning the future with meetings.
- Location: Indy-Cincy.
- Strong ag economy.
- Ability to withstand growth pressure from Indy.
- Location: Can reach 2/3 of population within 8 hours.
- Good manufacturing/industrial base.
- Good school systems.
- Open areas for future development.
- Families (strong).
- Good government units – infrastructure, cooperation.
- Low crime rate.
- Easy access to business and services as compared to Indy.
- Strong sense of community.
- Reasonable cost of living.
- Good health care.
- Good utilities (fiber optic).
- Across town in 10 minutes.
- Low taxes.
- Access to interstate.
- Public safety – good.
- Small town atmosphere.
- Church community.
- University presences.
- Blue River Community Foundation.
- Growing cultural diversity.
- New tech. park.

Strengths – Group 2

- Proximity to major metropolitan areas (including Cincinnati). (Mentioned two more times)
- Farmland/rural atmosphere.
- Slow growth = time to plan. (Mentioned one more time)
- Small communities within the county. (Mentioned one more time)
- Opportunity to do it right (opposite of Hamilton County).
- Climate.
- Friendliness/closeness of community.
- Sewer and water capacity to grow.
- Forward thinking.
- All four school systems are very strong.
 - o Athletically, academically.

- Safety.
- Educational opportunities.
 - o Indiana Wesleyan, Ivy Tech, high schools.
- Parks in Shelbyville.
- Low cost of living/low taxes.
- Good place to raise a family.
- Untapped opportunities.
- Shelbyville and Shelby County are working together for one voice.
- Available space.
- Accessible health care.
- Becoming economically diverse.
- Recreational opportunities.
- Airport accessibility (for corporate use).
- SCDC is aggressive, works well with chamber, and promotes the community.
- Fiber optic.
- Prime farmland.
 - o Conservation-minded farmers.
- Still small farms left (small farm is less than 1000 acres).
- Hospital (improvements).
- Intelliplex (Tech. Park).
- Community pride.
- Utility cooperation.
- Ambulance service.
- Rivers.

Weaknesses/Challenges – Group 1

- Low education level.
- Lack of high paying and tech jobs.
- Cultural diversity is a challenge.
 - o Language.
- Checking growth.
 - o Don't/can't become Hamilton County.
- Lack of population growth/manufacturing.
- Limited retail choices.
 - o Clothing.
 - o Hardware.
- Proximity to Greenwood/Indy.
- "Perceptions."
 - o Schools not as good.
- Bedroom community.
- Need to create a small business environment.
- Retail vacancies.
- Professionals live elsewhere/work here.
- Road material.
- Lack of focus on identity for Shelbyville.
 - o Niche, uniqueness.
- Viewing farmland as undeveloped.
- Lack of sewers and water.
- "20 acre" rule (no protection for forest land).
- Lack of new roads.

Weaknesses – Group 2

- Proximity to major metropolitan areas.
- Balancing different points-of-view.
- Continuing education (for personal growth).
- Lack of good growth corridors (especially in southern part of county).
 - o Need for new and existing corridors (and maintenance).
- Narrow, poor-conditioned roads.
- "20 acre" rule (abused).
- No easy way to get from/to Johnson County.
- Format to develop new/young leaders.
- NIMBY
 - o Fear of change/fear of new development. (Mentioned one more time)
 - o Fear of becoming Carmel and/or Hamilton County.
- "Cheapest is always best" mentality.
- Lack of nice eating establishments.
- High water table/poor drainage.
- Not enough economic growth.
- Rivers need help (in conservation efforts).
- Insufficient parks in county (trails).
- Lack of confidence/pride in our ability.
- In-fighting within school systems.
 - o School board/administrator conflict.

- Parents vs. school board/administration.
- “20 acre” rule is not efficient for farmer or renter.
 - Fix = eliminate and make lower.
- Zoning process.
 - Decision is made before public meeting.
- Lack of recreational opportunities (especially for teens).
- No executive housing (houses with prices exceeding \$300K).
- Lack of homes above \$150K.
- Lack of focus on entire ag. industry.
- Lack of jobs for people with higher education.

Opportunities – Group 1

- Control growth.
- TDR's and PDR's.
- Educate and create a positive image. (quality of life)
- Economic development. (i.e. tech. park)
- Improve educational opportunities.
- Increase housing choices.
- Increase participation in arts. (i.e. music, theatre, fine arts)
- Revitalize downtown.

Opportunities – Group 2

- Tech. Park.
- Collaboration with universities.
- Park master planning (Mentioned one more time)
- Locate industrial development along I-74 and I-65.
- Unlimited (lots of potential).
- Horse racing industry and horse farms (and related businesses).
- Small business and entrepreneurial endeavors/growth.
- Make our mark.
 - o Can go different directions.
 - o Diverse future.
- County can sustain double-digit population growth and maintain rural feel.
- Main Street Program.
- Agri-tourism and value-added agriculture.
- Natural resource grants.
- County-wide library system with an inclination to adapt to service population.
- Preserve rural ag. Areas and enhance small communities.
- Existing urban-centered growth.
- Recreation areas.
- Promote Morristown.
 - o Opportunities within industrial park and highways.
- Can still preserve farmland.
- Can plan.
- Small enough -> People can make a difference (volunteerism).
- I-74 and I-65 growth.
- Give back to the less fortunate.
- Self-promotion.
- Capitalize on Indy mass transit.

Threats – Group 1

- EPA: Air quality.
- Explosive, uncontrolled growth.
- Small town atmosphere disappears from influx of people.
- Maintaining identity or flavor as growth approaches.
- Traffic congestion.
- Low-pay service jobs result in undesirable outcomes.
- High percentage of elderly drain services.
- No continuous planning process.

Threats – Group 2

- Over growth.
- Utility outages.
 - o Reliance on computers.
- School over-population (i.e. Indy).
- Size of schools (losing sense of community).
- Further decay of downtown Shelbyville.
- On-site wastewater use.
- Aging population.
- Crime.
- Lack of action.
 - o Come up with ideas but don't do them.
- Circumventing the master plan (exemptions).
- Increasing taxes.
- Government debt (credit risk).
- Lack of infrastructure in southern Shelby County.
 - o Especially water.
- Lack of interest in preserving local history and culture.
- Locally owned businesses are under pressure from “big box” companies.
- Continued lack of good job opportunities.
- Lack of community pride/volunteerism.
- Loss of prime farmland.
- Culture class (both ethnic and class-based).

Parking Lot – Group 1

- Cold mix for roads.
- Chip and oil.
- Paved roads (patching).

Parking Lot – Group 2

- Understanding/use of the “20 acre” rule
- Multi-unit houses should be allowed in rural areas.
- Can housing be centralized around schools to utilize infrastructure use?
 - o Water and sewer.
 - o Saving on transportation.
- Switching schools to shifts (i.e. a 6AM-12PM shift and a 12PM-6PM shift).

Shelby County Vision Elements – Shelbyville Session

Visioning question

Name two things you would like to see in Shelby County in 20 years? (No obstacles or limitations)

- A great outdoor recreational area with a good combination of historical and arts activities and museums.
- Where my grandchildren live and work in close proximity.
- Shelby County will be known for its theatre/arts programs.
- Shelby County will be known for its clean water, rivers, and wells.
- Shelby County in the future will have a regional trail system.
- My vision for Shelby County is a rather conservative yet progressive community to raise a family.
- A county with a rural atmosphere yet with urban amenities and an affluent society.
- In the future, I hope Shelby County will be known for beautiful and spacious parks on its rivers.
- Shelby County of the future will have well balanced and rounded community with controlled growth.
- Shelby County of the future will be a good and safe place for our children to live.
- Shelby County of the future will be a perfect combination of urban centers and rural areas.
- Shelby County will be known for having preserved farmland while fostering intelligent growth in its existent communities.
- Shelby County will be known for locally supported agriculture.
- Shelby County will have good paying jobs for educated people.
- Shelby County will be a leader in education reform, localized education programs.
- A land of smooth wide roads.
- A small town atmosphere with bigger city amenities in towns of retail, recreation, housing and culture.
- Excellent schools with a population that values education.
- IUPUI-like campus for “rural” folks.
- Small town atmosphere
- Limited population growth, say less than 1%/year, for next 20 years.
- Preservation of environment.
- Beautiful and functional circle.
- Preservation of farmland/forestland and strong ag and timber production/economy.
- County remain primarily rural with population growth concentrated primarily around current city and towns.
- Growth contained in growth areas using TDR’s, etc.
- Combine all gov’t. (city/county) operations.
- To drive to Indy using one rd. The way you could in 1950 (North Michigan Road).
- New road from Loundon Rd. to Pleasant View on N.E. side of I-74 (1.4 mile)
- New road from Pleasant View to Acton Rd. on N.E. side of I-74 (3/10 mile Marion Co.).

Triton Central/Waldron/Southwestern Sessions

Strengths

Triton Central

- Newspaper
- Aware of what is happening and can learn from other counties
- Current tax rate is appealing in comparison to neighboring counties

Waldron

- Integrity (Sense of Place)
- Schools

Southwestern

- We have managed to keep farmland as farmland
- We have modern (existing) businesses, not likely to close
- Quality of Life in Shelby County is better than most
- Current “slow” growth rate is good

Weaknesses

Triton Central

- Limited access to fiber optics
- Triton Central area is in a prime location to experience commercial/industrial development (because of interstate corridor – 3 interstate exchanges)
- Declining school enrollment (Triton specific)
 - o Due to lack of available housing
- Zoning time-frame (whole zoning process)
- Perception in this area is “We’re not in control”
- Lack of East-West corridors
- Need for additional North-South corridors
- Drainage in county

Waldron

- Difficulty for developers/development
- Building Standards (Code enforcement for modular homes)
- Inequality of resource distribution (ie. Waldron/Triton Central)
- 20-acre rule (complexity)

Southwestern

- “Slow” growth in the county
- Viewing farmland as undeveloped...as a negative
- Weakening fiscal support to school / lack of tax base
- Funding for essential services is endangered
- Lack of housing developments in rural school districts
- Retail dollars (local) going to other counties

Opportunities

Triton Central

- Timing – opportunity to do the right thing
- Small community = access to decision-makers
- Opportunity to execute the updated plan

Waldron

Discussion went in a different direction - no opportunities were discussed

Southwestern

- Location (proximity) of interstate highways
- County location and way of life is attractive to outsiders
- Location and improvement of roads (252, 44, etc.)

Threats

Triton Central

- High-rate of home repossession
- Drainage (specific to new development)
- Aging population – Providing services and subsequent cost
- Weed control on roads
- One-county party
- Growth leads to crime
 - o Lack of resources to address this issue
- Increase in housing leads to an increase in waste
 - o Under-enforced nuisance ordinance
- 1-mile enterprise zone (along I-74 from Pleasant View and Fairland)
- Naysayers that won't be part of the process

Waldron

- Lack of affordable housing in desirable areas
- Effectiveness/Enforceability of Comp Plan
- Lack of incentives for landowners and homeowners

Southwestern

- Lack of balanced growth
- Foreclosures
- Transfer of financial burden from state to county/local for transportation (roads)
- London Road & Pleasant View Exits (I-74 Corridor)
- 20-acre rule takes away property rights
- Sprawl (growth without planning)

Vision Elements

Triton Central

- Mass transit to Indy
- Be sensitive to who we are
- Integrate green space into growth strategies
- Re-visit the plan in 10 years
- Be what we can be, keeping in mind who we are
- Schools need some growth to prosper
- Find balance between preservation and growth

Waldron

(Didn't identify vision elements)

Southwestern

- Roads that don't "start and stop"...no traffic congestion, big enough to handle the traffic
- We will address the economic issues but not at the cost of Quality of Life
- More (appropriate) retail
- Small businesses are a priority
- Fill the empty buildings (infill/redevelopment)
- Plentiful youth activities/recreation opportunities (no cost / low cost)
- Lights on the recreation courts at Southwestern High School
- The school is seen and used as a center of activities for the community
- Streamlined county government

Parking Lot

Triton Central

- Ownership of fiber optic lines and connectivity for Triton schools
- Goal: Reasonable mix of development that includes residential
- How does the old plan relate to this initiative?
 - o What is good/bad?
- Road maintenance -- aesthetics
- What do we want?
 - o What do those in control want?
 - o Why do we think the plan needs to be changed?
- Need to follow-up to this process

Waldron

- Important to see the issues (needs) in the long-term
- Inspection/enforcement of modular building code
- How do we not take away the dreams of people while recognizing the balance needed...
- The importance of the human element

Southwestern

- Look at previous plan and assessments, consider work already done (I-74 corridor assessment, etc.)

Appendix C

Participants

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Indiana Land Use Consortium Resource Team

Brian Gould – Indiana Association of Cities and Towns

Bill Hoover – Purdue University

Linda Prokopy – Purdue University

Darren Jaynes, Indiana Land Resources Council, Indiana Development Finance Authority

Ron Lauster, Private Consultant (Recently retired from USDA, Natural Resource
Conservation Service)

Bob McCormick – Purdue Land Use Team, Planning with POWER

Mark McConaghy, Indiana Main Street

Andy Merriman – Indiana Land Resources Council Intern

Eric Myers – Indiana Department of Natural Resources

John Ottensmann, Center for Urban Policy and the Environment

Jamie Palmer, Center for Urban Policy and the Environment, Indiana Planning
Association

Marlie Pedtke – Indiana Builders Association

Rose Scovel – Private Consultant (HNTB Corporation)

Joe Tutterrow – Indiana Land Resources Council

Susan Tynes, Indiana Department of Environmental Management

Paulette Vandergriff, Citizen

Gwen White – Indiana Chapter of the American Fisheries Society, Private Consultant (DJ
Case & Associates)

Citizen Participants

Morristown Session

<u>Name</u>	<u>City</u>
Baitton, John	Seymour
Benefiel, Dave	Morristown
Brinson, Jack	Morristown
Brown, Jim	Manilla
Bryant, Ed	Fairland
Cord, Andy	Fountaintown
Coulston, Kathleen	Shelbyville
Fero, Dick	Shelbyville
Finkel, David	Shelbyville
Gabbard, Scott	Shelbyville
Hall, Katrina	Shelbyville
Harting, Bill	Shelbyville
Henderson, Ralph	Morristown
Hurley, Bill	Fairland
Jameson, John	Shelbyville
Keaton, Sue	Morristown
Lauster, Ron	Indianapolis
Martin, Karen M.	Shelbyville
McNeely, Mark	Shelbyville
Mills, Mark	Shelbyville
Murphy, Vera	Shelbyville
Palmer, Jamie	Indianapolis
Purvis, Gary	Shelbyville
Schwickrath, Kris	Shelbyville
Tracy, David	Morristown
Warneke, Doug	Fairland
White, Bill	Morristown
Williams, Bob	Greenfield
Zelek, Chuck	Indianapolis

Shelbyville Session

<u>Name</u>	<u>City</u>
Allen, Steve	Shelbyville
Baker, Dennis	Shelbyville
Barrick, Tim	Shelbyville
Benefiel, Dave	Morristown
Borinstein, John	Shelbyville
Brinson, Jack	Morristown
Brown, Jim	Shelbyville
Brown, Kerry	Waldron
Butcher, Amy	Shelbyville
Clemmons, Jason	Shelbyville
DeBaun, Tom	Shelbyville
Finkel, David	Shelbyville
Fix, Bradley E.	Shelbyville
Fuchs, Ron	
Gabbard, Scott	Shelbyville
Gray, Vicki	
Haehl, Diane	
Haehl, Phil	Shelbyville
Hall, Katrina	
Harrod, John D.	Flat Rock
Hensley, Nisa	Shelbyville
Hill, Larry	Shelbyville
Hoover, Bill	W. Lafayette
Jackman, Bob	Milroy
Jaynes, Darren	
Koons, Dale	Indpls
Kuhn, Marcia	Shelbyville
Lawson, Tim	Shelbyville
Lewis, Robt.	Shelbyville
Longstreet, Bob	Manilla
Lux, Larry	
Martin, Karen	Shelbyville
McCormick, Bob	W. Lafayette
Mercer, Diana	Greenwood
Merry, Thelma	Shelbyville
Miller, Sharon P.	Shelbyville
Miller, Tracy	Shelbyville
Mills, Mark	Shelbyville
Moore, Larry	
Myers, Eric	Indpls
Olinger, Heather	Shelbyville
Paris, Kermit	Shelbyville
Peck, Jim	Shelbyville
Powell, Steve	Indianapolis
Reed, Steve	Shelbyville
Reese, Sharon	Shelbyville

Renner, Brian	Shelbyville
Roberts, Ruth	
Runnebohn, Mike	Shelbyville
Sanders, Linda	Shelbyville
Sangl, Roy	Shelbyville
Schalk, Y.H.	
Scott, Glen C., Sr.	Fairland
Smith, Kate	Shelbyville
Smith, Margaret J.	Shelbyville
Smith, Nancy	
Smith, Ray	Shelbyville
Smith, Terry	Shelbyville
Spaldin, Mona	Shelbyville
Sponsel, Jeff	Shelbyville
Stephen, Betsy	Shelbyville
Sullivan, Tony	Shelbyville
Sumerford, Andy	Flat Rock
Theobald, Dan	
Toll, David	Shelbyville
Tutterrow, Joe	
Vandergriff, Paulette	Greenfield
Warnecke, Doug	
Wiley, Shellie	Morristown
Williams, Jeff	Shelbyville
Yensel, Mr. Holcy	
Young, Sam	Fountaintown
Zelek, Chuck	Indianapolis

Triton Central

<u>Name</u>	<u>City</u>
Bastin, William	Fairland
Benefiel, Dave	Morristown
Brown, Mike	Fairland
Burdine, Venessa	Fairland
Bush, Bev	Fountaintown
Carman, Bill	Indpls
Carson, Kevin	Needham
Cord, Andy	Fountaintown
Curry, Gerald	Fountaintown
DiRolf, Dennis & Hollace	Shelbyville
Gambrel, Maxine	Fairland
Goodrich, Warren	Shelbyville
Howley, Tom	Boggstown
King, Chris	Fairland
Lesniewski, Janice	Fountaintown
Maurice, Jeff	Fountaintown
McMullen, Gerald & Marcia	New Palestine
Mohl, Brian	Boggstown
Mohr, Helen M	New Palestine
Moore, Larry	Fairland
Morgan, Terry	Fairland
Pardue, Mary	Shelbyville
Persinger, Rick	Boggstown
Riggins, Wray	Fairland
Rund, Bob	Fairland
Schalk, Yale H.	Fairland
Schwier, Randy	New Palestine
Tillison, Meredith	Indpls
Ward, Christain	Fairland
Wells, Dorothy Lee	Fairland

Waldron Session

<u>Name</u>	<u>City</u>
Ayers, Howard Jr.	Shelbyville
Bennett, Jeffy	Shelbyville
Callahan, Tim	Shelbyville
Cord, Andy	Fountaintown
DeBaun, Tom	Shelbyville
Farnsley, Mark	Shelbyville
Gabbard, Scott	Shelbyville
Jameson, John	Shelbyville
Mills, Mark	Shelbyville
Nigh, Kevin	Shelbyville
Runnebohm, Joe & Jackie	Flat Rock
Wade, Bob	Edinburgh

Southwestern Session

<u>Name</u>	<u>City</u>
Benfiel, Dave	Morristown
Bruisoc, Jack	Morristown
Bush, Don & Janet	Shelbyville
Conover, E	Shelbyville
Egolf, Cathy	Shelbyville
Frazier, Karen	Shelbyville
Heflin, Lawson & Julia	Edinburgh
Mills, Mark	Shelbyville
Runnebohm, Nick	Shelbyville
Sumerford, Andy	Flat Rock
Sumerford, Taylor	Shelbyville
Trefun, Patrick & Patricia	Flat Rock
Wade, Robert & Eleanor	Edinburgh